



It's All Here!

Perfectly positioned on just over 3 acres on the outskirts of town, this private property offers the best of semi-rural living. The generous grounds offer space to roam with open meadows, lush level ground space, mature perennial gardens and a lovely mix of natural and cultivated landscape. Bring your plans for a self-sufficient garden and/or hobby farm. The quaint well-maintained home is bright and cheery with a pleasant pastoral outlook and offers a flexible floor plan with main floor living, a lower level family room and an attached guest or B&B suite. A separate cottage and a studio offer additional versatile space. New zoning designation allows for a 960 sq. ft. full time residential rental. A special combination of land, home, cottage, studio, sunshine, a convenient location and picture book charm!

\$995,000

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Rooms		
RoomType	Level	Dim/Pcs
Family Room	Lower	22'x19'
Bathroom	Main	4-Piece
Bedroom	Main	12'x10'
Den	Main	8'x9'
Dining Room	Main	14'x10'
Ensuite	Main	3-Piece
Entrance	Main	6'x9'
Kitchen	Main	17'x10'
Living Room	Main	14'x17'
Primary Bedroom	Main	11'x10'
Studio	Main	31'x13'
Sunroom	Main	7'x18'

Listing Summary	
MLS#: 870368	List Price: \$995,000
Status: Active	Orig Price: \$995,000
Sub Type: SF Det	Sold Price:
Taxes: \$3,241	Pend Date:
2020 Asmt: \$687,000	Strata Fee:
	Title: Freehold



160 Pallot Way
GI Salt Spring ~ V8K 2M5

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 1
Bth 3Pce: 0 **Fin SqFt:** 2,821
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** 7' / Finished, Partial, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:** Wood Stove
App Incl:
Intr Ftrs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	548	2,273			
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1974	Lgl NC Use:	Frnt Faces: S	Bldg Style:	Cool: None
Oth Equ:			Bldg Warr:	Heat: Baseboard, Electric, Wood
Const Mt: Wood			EnerGuide Rtg/Dt:	Roof: Asphalt Shingle
Ext Feat:				Fndn: Poured Concrete
				Accss Ground Level Main Floor, Primary E

Lot/Strata Information

Prk Type: Driveway	Lot Size 132,422sqft / 3.04ac	Dims (w/d):	Waterfront:
Water: Well: Drilled	Waste: Septic System	View:	
Lot Feat: Cleared, Private, Rectangular Lot		Services:	
Complex:	Prk Tota 3	Rent Alld?:	
SqFt Balc:	Prk Cm Prp: 0	Yng Ag Alld?:	
SqFt Prk:	Bldgs/Cplx:	Pets Alld?:	
SqFt Pat:	Suites/Bldg	BBQs Alld?:	
SqFt Strg:	Floors/Bldg		
Gnd/Top?:	Lvls/Suite: 2		
Shrd Am:		Unit Incl:	



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